

stationroadlusk.ie

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# STATION ROAD

LUSK, CO. DUBLIN

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# Ideal Location



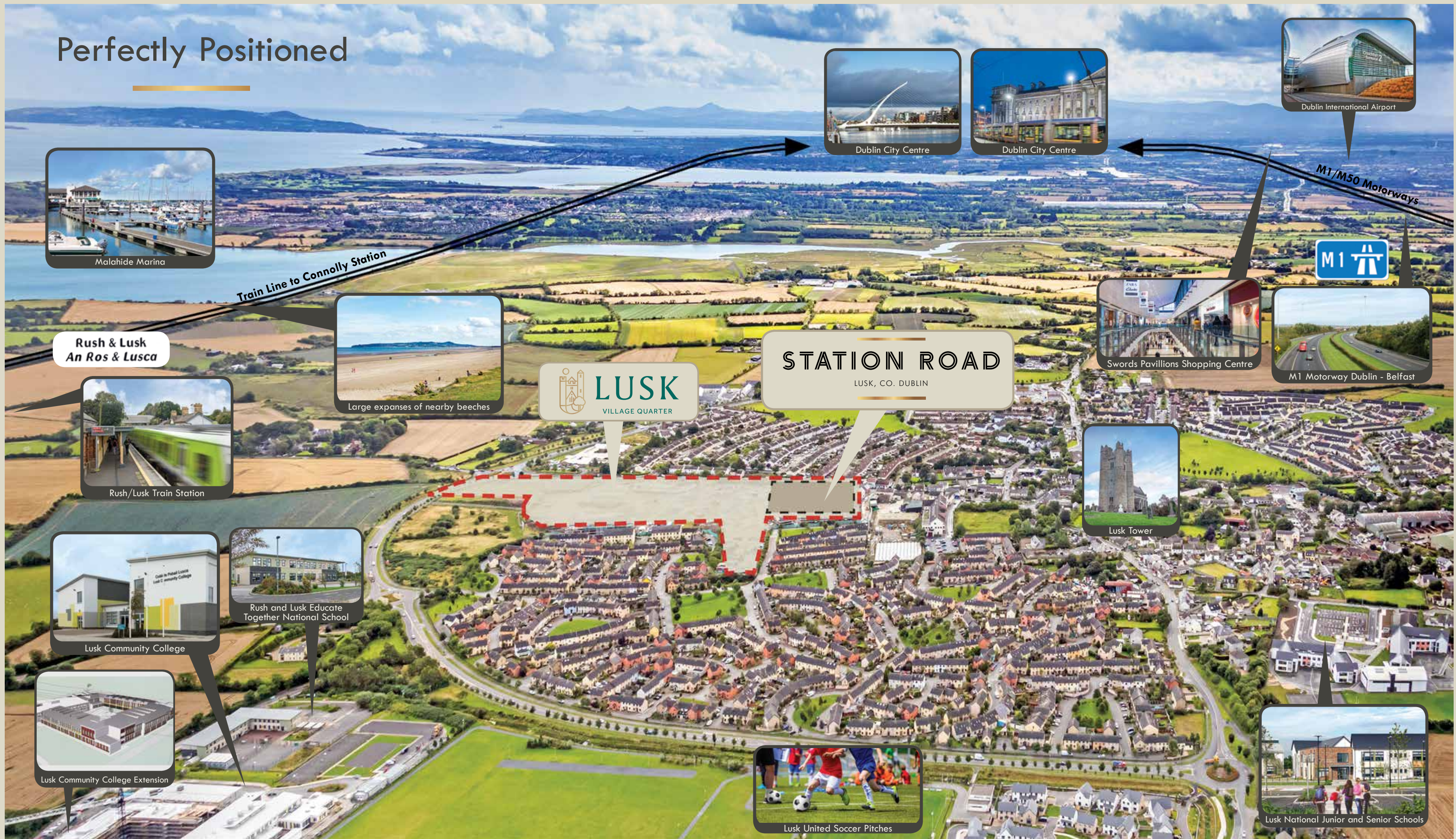
Station Road is a new residential development of traditional two storey family homes located in the heart of Lusk, Co. Dublin.

Lusk Village Quarter will comprise of a large supermarket along with a variety of shops and cafes, a village square and village green which will complement the existing shopping facilities and amenities within Lusk.

Station Road is located 22km north of Dublin City Centre with excellent rail, road and bus connections for an easy commute to the city.

With the bustling seaside towns of Skerries and Malahide nearby, the M1, M50 and Dublin Airport only a short drive away and a variety of transport links to Dublin City Centre, this location has it all.

# Perfectly Positioned



# Picturesque Setting

Some of the many fine attractions close to Station Road include Ardgillan Castle, Newbridge House and Farm at Newbridge Demesne and Malahide Castle & Gardens.

The beautiful beaches of Rush, Malahide and Loughshinny are just a short drive away. There is an incredible selection of world class golf courses nearby, including Malahide, Portmarnock, The Island, Skerries and Rush.

This is an ideal location with a wonderful lifestyle right on your doorstep and an easy commute to Dublin City Centre, life here in Station Road gives the perfect balance.



# Lifestyle

Station Road homes are within Lusk Village which will offer a new supermarket and a variety of shops and cafes on your doorstep.

Station Road is close to a great selection of local primary schools including Lusk National School, Corduff National School, Hedgestown National School & Rush and Lusk Educate Together National School.

Popular secondary schools include Lusk Community College, Loreto Secondary School in Balbriggan, Skerries Community College, St. Joseph's Secondary School in Rush and Gormanstown College.

There are a host of recreational activities and sports clubs in the area including Lusk United Football Club and Round Towers GAA Club.



# Welcome to Station Road



Designed by Conroy Crowe Kelly Architects these generously proportioned houses maximize the available space and create generous traditional family homes. These "A" rated homes deliver comfort, low maintenance and energy efficiency. Large two, three and four bedroom family houses of traditional masonry construction in a prime setting.

# Exquisite Interiors











# Previous Developments



Lusk Village, Lusk



Millerstown, Kilcock



Clonrath, Lusk



Stepaside



Malahide Marina, Malahide

# Specification



## KITCHENS

- Superb quality contemporary styled kitchens from BeSpace as per relevant showhouse.
- Extractor fan included as standard.
- Satin chrome sockets and switches above worktops.
- Soft close drawers and doors.
- Stainless-steel bowl and a half sink.
- Under sink pull-out recycle bins.
- Separate utility room with below countertop space provided for washing machine/dryer.



## BATHROOM AND EN-SUITE

- Quality Niko Bathrooms sanitary ware.
- Polished chrome heated towel rail.
- Pumped thermostatically controlled shower.
- Wall tiling as per relevant showhouse.



## HOME BOND WARRANTY

- 10-year HomeBond Guarantee.



## INTERNAL FINISHES

- Superior quality internal joinery and hardwood handrail to stairs as per relevant showhouse.
- Satin chrome finish ironmongery.
- Painted throughout in Eider White.
- Climote remote heating control system allowing remote control of the heating system from a mobile phone.
- Wired for TV, telephone and intruder alarm.



## BEDROOMS

- High quality shaker style wardrobes fitted by McCauls as per showhouse.



## EXTERNAL FEATURES

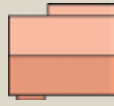
- High performance uPvc maintenance free windows and doors.
- Ultratech front door by Munster Joinery.
- Multi-point locking system to external doors.
- Parking for two cars.
- Granite window sills to front of all houses.
- Landscaping to front gardens.
- Seeded rear garden.
- Patio area paved in Kilsaran shelbourne buff granite slabs.
- Blockbuilt walls, capped and plastered to rear gardens.
- Treated timber side passage gate.
- External lighting to front and rear.



## ENERGY EFFICIENCY

- BER "A3" energy rating.
- PV solar panels for reduced electricity running costs.
- High levels of roof, wall and floor insulation.





# The Sycamore

THREE BEDROOM  
DETACHED AND SEMI-DETACHED HOUSE  
118 SQ.M. / 1,270 SQ.FT.

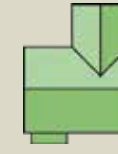


Ground Floor



First Floor

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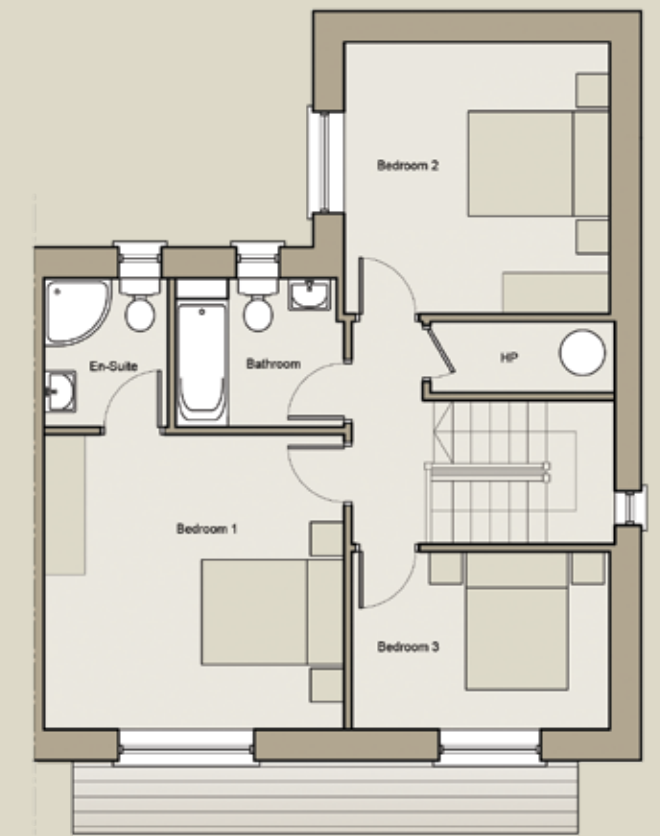


# The Elm

THREE BEDROOM  
SEMI-DETACHED HOUSE  
115 SQ.M. / 1,230 SQ.FT.



Ground Floor



First Floor

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# The Beech

THREE BEDROOM  
SEMI-DETACHED HOUSE  
112 SQ.M. / 1,205 SQ.FT.



Ground Floor

First Floor

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# The Beech

THREE BEDROOM  
DOUBLE FRONTED HOUSE  
110 SQ.M. / 1,184 SQ.FT.



Ground Floor

First Floor

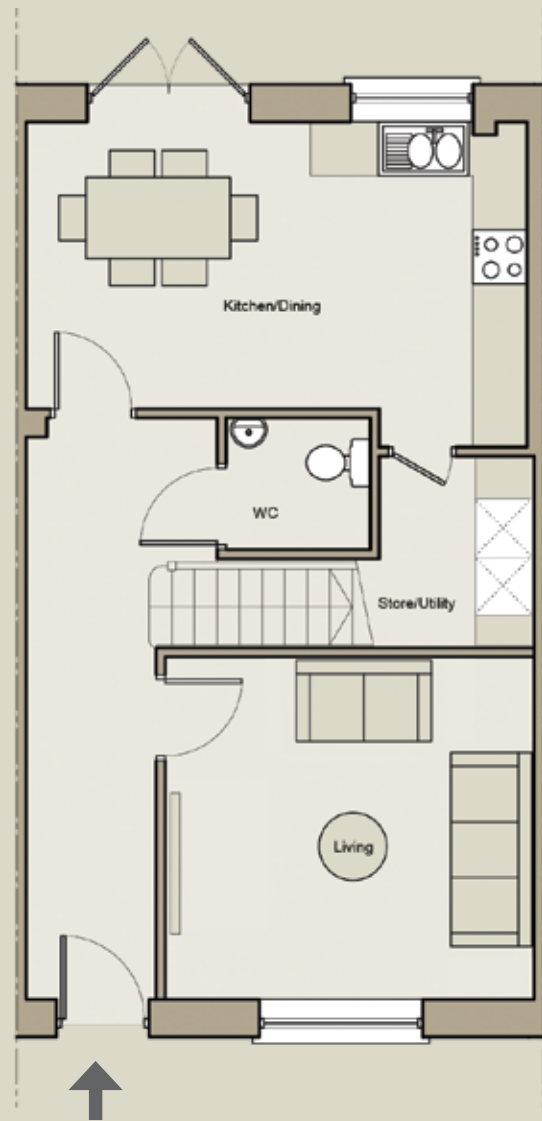
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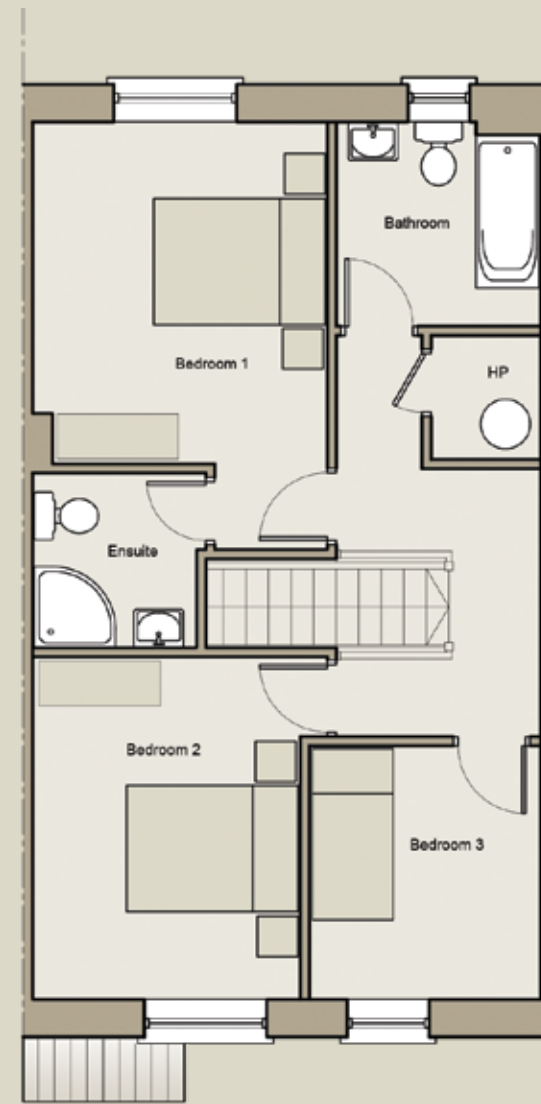


# The Beech

THREE BEDROOM  
TERRACED HOUSE  
110 SQ.M. / 1,184 SQ.FT.



Ground Floor



First Floor

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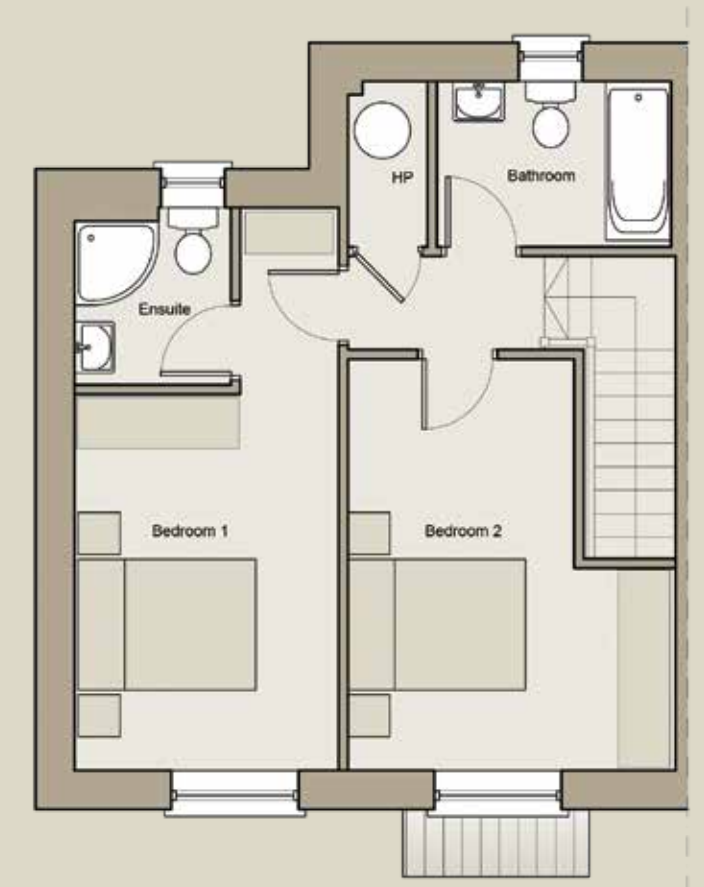


# The Cedar

TWO BEDROOM  
SEMI-DETACHED HOUSE  
89 SQ.M. / 958 SQ.FT.



Ground Floor



First Floor

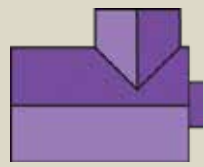
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# STATION ROAD

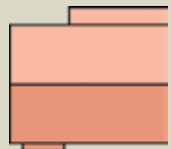
LUSK, CO. DUBLIN

## 4 Bedroom Houses

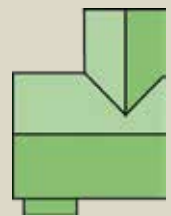


**The Ash**  
4 Bed  
Detached house

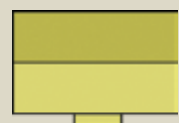
## 3 Bedroom Houses



**The Sycamore**  
3 Bed  
Detached, Semi-detached  
and Townhouse



**The Elm**  
3 Bed  
Semi-detached house



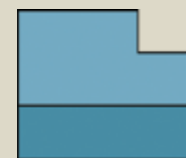
**The Beech**  
3 Bed  
Semi-detached  
double fronted house



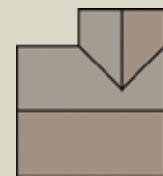
**The Beech**  
3 Bed  
Semi-detached house



**The Beech**  
3 Bed  
Terraced house

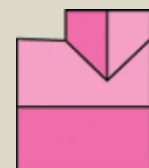


**The Birch**  
3 Bed  
Semi-detached  
and terraced house



**The Willow**  
3 Bed  
Semi-detached house

## 2 Bedroom Houses



**The Cedar**  
2 Bed  
Semi-detached house

## Site Plan



Not to scale.  
This map is for information purposes only and  
future phasing is subject to planning permission.

# Context Map



**STATION ROAD**  
LUSK, CO. DUBLIN

REMOUNT  
ROUNDABOUT

Not to scale.  
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## PROFESSIONAL TEAM

### Solicitors

Gore & Grimes  
Cavendish House  
Smithfield  
Dublin 7

### Architects

Conroy Crowe Kelly  
65 Merrion Square  
Dublin 2

### Engineers

DBFL Consulting Engineers Ltd  
Ormond House  
Upper Ormond Quay  
Dublin 1

## DEVELOPER



## FUNDER

Activate Capital

## SALES AGENT



PSRA Licence No: 001417

99 Strand Street  
Skerries  
Co. Dublin  
info@reagrimes.ie

01 849 0129



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